

## PLANNING TEAM MEETING SUMMARY

### Greater Airport Area Regional Center Plan Planning Team Meeting #1

**Meeting Date:** April 21, 2022

**Time:** 5:30 pm – 7:30 pm

**Location:** Virtual

#### Planning Team Attendees:

Drew Caraway, Casey Development  
Matthew Hosack, SA Hotel and Lodging Assoc.  
Karen Bishop, SA River Authority  
David Bemporad, Great Springs Project  
Donna Thompson, Arboretum Neighborhood  
Association / Bluffview  
Gary Gibbons, Greater Harmony Hills  
Neighborhood Association  
Kelly Walls, Crownhill Park Neighborhood  
Association  
Libby Day, Shearer Hills/Ridgeview  
Neighborhood Association  
Marco Barros, Bluffview Resident  
Pam Peck, Tanglewood Resident  
Terry Palmer, Forest Oak Neighborhood  
Association  
Ryan Hall, Aviation Department  
Andrew Ozuna, Broadway Bank Real Estate  
Group  
Jeff Fair, SA Chamber of Commerce  
Tammy Wincott, Hunter's Mill Neighborhood  
Association

Alvin Holbrook, BikeSA  
Stephen McGuire, Walkers Ranch  
Neighborhood  
Marilyn Jowdy, Blossom Park Neighborhood  
Association  
Kacey Brewer, Alamo Heights United Methodist  
Paul Foster, CM Foster Group  
Anisa Schell, Council District 1  
Ileana Sandoval, Council District 9  
Peter Lund, Crownhill Park Neighborhood  
Association  
Jack Van Winkle, Blossom Park Neighborhood  
Association  
Samantha Wickwire, Council District 10  
Manjiri Akalkotkar, VIA Metropolitan Transit  
Michael Gallagher, Northeast Neighborhood  
Alliance  
Josh Heiss, Aviation Department  
Steve Southers, Aviation Department

#### Project Staff:

Jacob Howard, City of San Antonio Planning  
Department (Project Manager)  
Krystin Ramirez, Project Manager MIG  
Jay Renkens, Principal MIG

### **Meeting Objective**

The purpose of the first Planning Team meeting was to introduce participants to each other, provide an overview of the SA Tomorrow Comprehensive Plan and its intent, review the Sub-Area planning process and schedule, discuss Planning Team Member roles and responsibilities, existing conditions, San Antonio's commitment to equity, and identify a vision and goals for the area.

### **Meeting Agenda**

1. Welcome and Introductions
2. SA Tomorrow Background
3. Planning Team Member Overview
4. Overview of Airport Strategic Development Plan and Noise Exposure Map Update
5. Existing Conditions and Equity
6. Vision & Goals and Equity Discussion
7. Next Steps

#### **1. Welcome and Introductions**

Project Staff introduced themselves, Planning Team Members were asked to introduce themselves, and asked to say their name, their affiliated organization (if any), and one thing they like about the Greater Airport Area.

#### **2. SA Tomorrow Background**

Project Staff gave a high-level overview of SA Tomorrow and how Sub-area planning ties into the SA Tomorrow Comprehensive Plan that was adopted in 2016. The SA Tomorrow Comprehensive Plan identifies 30 sub areas that together cover the entire city. As part of implementation of the SA Tomorrow Comprehensive Plan, 13 Regional Center Plans and 17 Community Area Plans are being developed over five phases. The Greater Airport Regional Center is among the Phase Three plans which also include; Rolling Oaks Regional Center the Stone Oak Regional Center, and the Fort Sam Houston Area Regional Center, and the Far East Community, and South Community Area.

#### **3. Planning Team Member Overview**

Project Staff described Roles and Responsibilities of Planning Team members including anticipated time commitment and number of meetings. Each plan is being developed by a team of local stakeholders, neighborhood leaders, and city departments called the Planning Team. The process is generally 18-24 months from the start date to adoption by City Council. The plan will feature specific recommendations and strategies for several plan elements including: Land Use, Mobility, Economic Development, Amenities and Public Spaces, and Housing.

#### **4. Overview of Airport Strategic Development Plan and Noise Exposure Map Update**

The Aviation Department was invited to present on the recently adopted Strategic Development Plan and the recently updated Noise Exposure Map. This Presentation was meant to provide the Planning Team with a basic common understanding of recent planning work the Aviation Department has completed, give Planning Team members a chance to ask questions, and highlight that Aviation Department's participation in the Sub-Area planning process as resource for answering questions about airport operations and future development of the airport facilities.

### 5. Existing Conditions and Equity

Project Staff described the Existing Conditions Atlas, which is a document that identifies the existing conditions of the area. The document is being updated and will be posted to the sub area website. As part of the City of San Antonio’s commitment to Equity, the Planning department is incorporating Equity studies into the plan document. Consultant staff explained how, through Equity Mapping, the planning team and staff can begin to identify underserved areas, and ultimately develop recommendations and strategies to address inequities within the plan boundary. The maps were shown for the entire city and include Food (Grocery) access, Employment access, and access to Parks and Recreation options.

### 6. Vision & Goals and Equity Discussion

The final portion of the meeting was dedicated to a discussion on the areas strengths, weaknesses and opportunities. Planning Team Members were asked to what they like about the area, what they would change about the area and what was missing from the area.

A Mural board was created to capture the planning teams input and are broken down by category. Below are screenshots from the Mural board. The pink squares indicate feedback related to Vision & Goals, the blue square indicate comments related to the Existing Conditions, and green squares indicate feedback related to equity. Staff will incorporate the Planning Team feedback and input from the broader community into a draft of the vision and goals.

DISCUSSION:				VISION & GOALS	EXISTING CONDITIONS - ASSETS	EXISTING CONDITIONS - CHALLENGES	EQUITY	GENERAL NOTE
Lots of restaurants! (Range from small business to chain restaurants)	Large open space areas	Lots of green areas and trees	Established neighborhoods	Keep planting trees!	Parks and trail system	Lots of office spaces all over area in variety of sizes and for variety of job sectors	Work in the area: clients love the central location of Tammy's office	Great access for employees and clients
Commercial spaces are hot during summer; opportunity to renovate older commercial spaces, add shade trees, utilize parking lots for greenery & stormwater mgmt components	Constrained roadways and increasing demand on roads	Plan to close Nakoma? No plans at this time.	Need to improve entrances and access to TxDOT - e.g. entrance Wurzbach Pkwy to 281 N	Need more EV charging stations	Work with City Depts to add electrical outlets for electric cars	VIA transit services on arterials, Loop 410, and North Star Transit Center	Increase safe crossing (especially on Blanco) to transit stops	Pedestrian access / sidewalk connectivity to bus stops from retail & neighborhoods
Airport as a barrier to connectivity in the area for bus riders, bikers, walkers, etc.	Tesla Tunnel: City needs more efficient way to use funds that would be need to construct tunnel. Concern that tunnel capacity is limited and there needs to be an alternative to move larger amounts of people.	FYI: City has a great department on sustainability and researching many sources - solar and charging stations	We need a way to address underpass/ control panhandling - concern about issue currently and in the next coming years	Vehicular flow concern: 281 to 410 ramp, San Pedro around 410 intersection	Concern about impact of TxDOT project on neighborhoods/ area - removing traffic light to enter Crown Hill (Part 1)	Concern that project will generate more cut through traffic through the neighborhood (Part 2)	Capacity of Jones Maltberger Rd needs to be assessed	Research needed on transportation trends and preferences for younger generations (millennials and younger)
Pedestrian bridges over high traffic areas: San Pedro, Improvements to Vance Jackson bridge,	Better quality street and underpass lighting that doesn't produce glare and is night sky friendly. Lighting improvements to increase safety.	Vehicular bridges over railroad crossings to minimum backups: desired locations - Wetmore at Thousand Oaks, and Wetmore at Broadway	Need more wayfinding at and around the Quarry Market to highlight it as a gem to our city for visitors and residents to experience food, shopping and entertainment that the wonderful businesses there and adjacent to it have to offer.	Street, drainage infrastructure improvements - balance mobility to accommodate commercial activity and allow commercial growth to continue	Potential cost effective solution: walking underpass for streets (vs. bridges)	Vision: Protected bike lanes from McCullough to parks in area. Desire for pedestrian friendly and safe cyclist environment.	Support behind bike paths along Wetmore and protected bike lanes along McCullough!	VIA Metropolitan Transit (VIA) proposes to implement a Advanced Rapid Transit (ART) line from the San Antonio International Airport to the north, through downtown San Antonio, to Stover Avenue in the south. We just concluded public meetings. Portion of our project is in the plan area.



# Greater Airport Area Planning Team Meeting #1

Proximity of green spaces to schools - safety concern crossing Blanco to access green space	Need to add a police substation in response to growth	Low traffic congestion - easy to drive in area (driving to the store, getting to Wurzbach Pkwy/ 28th)	Bike lane connectivity	Desire for variety of ways to get to parks and services - cars, walking, biking	Challenge: Barriers between uses, it's very hard to walk from residential neighborhoods to commercial space, parks, schools, and employment centers.	Bike/walk connectivity is patchy, and even when there is infrastructure much of it feels uncomfortable when using it
Airport looking to add more EV charging stations and adding more outlets - exploring funding for these efforts	Airport parking structure proposed will incorporate as many ev charging capabilities as possible	Issue: zoning too intense for areas, e.g. near residential	The airport is an amazing asset that is often a barrier to development. Need both east and west and north to south. Salsedo creek greenway is a great way to get around it east to west, but getting north to south around the airport is really hard unless you're on 28th.	We need a way to address underpass/control panhandling	Close proximity to amenities and services on San Pedro, but it is a dangerous walking environment.	Streetscape improvements to increase pedestrian comfort, safety and the overall walking/biking environment
Research Link: <a href="https://www.apta.com/wp-content/uploads/Resources/resources/reportsandpublications/Documents/APTA-Millennials-and-Mobility.pdf">https://www.apta.com/wp-content/uploads/Resources/resources/reportsandpublications/Documents/APTA-Millennials-and-Mobility.pdf</a>	While not shared this evening, Aviation would be happy to share our ground access plan at a later meeting, when appropriate.	Wayfinding: difficult to navigate area without google maps. Unless I am on a greenway or by a park I have no idea how to get to from one place to another safely.	With growth comes crime, it also brings more home/commercial shopping via Amazon, etc. and delivery vehicles	Ideas to enhance areas inside 410 to outside 410: Wetmore Rd access from south of 410 to north is great access for bikers/ pedestrians	Flooding on Delwood in SHRNA is a large problem for us now and with more impervious coverage north of us will become worse - flood control needed	Express news had article on problematic crossing of 410 along Salsedo Cr. greenway. Very dangerous.
VIA Keep San Antonio Moving implementation of plan includes ongoing coordination with the Airport, City to plan out ART <a href="https://keepusmoving.com/">https://keepusmoving.com/</a>	More project information is also on FA website <a href="https://www.transit.dot.gov/bicycles/bike/guidefile/0222-09TX_SanAntonio-VIA-ART-North-South-Connector-Project-Profile-NSPO-FY23.pdf">https://www.transit.dot.gov/bicycles/bike/guidefile/0222-09TX_SanAntonio-VIA-ART-North-South-Connector-Project-Profile-NSPO-FY23.pdf</a>					

## 7. Next Steps

**Community Meeting #1:** Week of June 6<sup>th</sup>  
Meeting time and location TBD.

**Planning Team Meeting #2:** Week of July 11<sup>th</sup>  
Meeting time and location TBD.

**Planning Team Meeting #3:** Week of July 11<sup>th</sup>  
Meeting time and location TBD.

**Project Manager:** Jacob Howard, City of San Antonio Planning Department  
**Email:** [jacob.howard@sanantonio.gov](mailto:jacob.howard@sanantonio.gov)  
**Phone:** (210) 207-5441

